

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>01-091</u>	<u>SANTIAGO MENENDEZ, TRUSTEE</u>
<u>03-195</u>	<u>149 BIRD L. L. C.</u>

APPLICANT: SANTIAGO MENENDEZ, TRUSTEE is appealing the decision of COMMUNITY ZONING APPEALS BOARD #12 which denied the following:

- (1) USE VARIANCE to permit the storage of building materials in the GU, RU-4M & IU-1 districts as would be permitted in the IU-1 district.

OR IN THE ALTERNATIVE:

- (2) GU, RU-4M & IU-1 to IU-1
- (3) SPECIAL EXCEPTION to permit site plan approval for an industrial development.

AND WITH EITHER REQUEST #1 OR REQUESTS #2 & #3, THE FOLLOWING:

- (4) NON-USE VARIANCE OF ZONING REGULATIONS to permit parking on gravel (hard surface required).
- (5) NON-USE VARIANCE OF ZONING REGULATIONS requiring a lot to have 75' of frontage on a public street; to waive same to permit 50' of frontage on a public street.

A plan is on file and may be examined in the Zoning Department entitled "Proposed Parking & Storage for Pancho Menendez Land Trust," as prepared by Juan J. Farach Architects, dated 6/7/01 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 125' of the south 215' of the NW ¼, of the NE ¼, in Section 23, Township 54 South, Range 40 East. AND: The north 25', of the east 125', of the SW ¼, of the NE ¼, in Section 23, Township 54 South, Range 40 East; A/K/A: PARCEL #3: Being at a point on Railway's E/ly right-of-way line 672'±, S/ly of Mile Post LR-15; thence continue S/ly along said right-of-way line for 240'± to a point; thence W/ly perpendicular to railway's main tract for a distance of 125'±; thence N/ly along a line parallel to and 25' E/ly of said main tract for a distance of 240' to a point; thence E/ly a distance of 125' to the Point of beginning, in Section 23, Township 54 South, Range 40 East.

LOCATION: Approximately 150' east of S.W. 70 Court & lying north of theoretical S.W. 44 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 150' X 240'

PRESENT ZONING: GU (Interim)
RU-4M (Modified Apartment House 35.9 units/net acre)
IU-1 (Industry – Light)

APPLICANT: 149 BIRD L. L. C.

(1) BU-1A to RU-3M

REQUEST #1 ON PARCEL "A"

(2) DELETION of the Declaration of Restrictions in Official Record Book 13154, Pages 3299 through 3303.

REQUEST #2 ON PARCELS "A" & "B"

The purpose of request #2 is to remove a Declaration of Restrictions from the site which limited development as a commercial shopping center, to allow a residential development on Parcel "A" and a commercial development on Parcel "B".

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(a)(17) (alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: PARCEL "A": The north 455' of the south 790' of the east ½ of the south ¾ of the west ½ of the east ½ of Section 16, Township 54 South, Range 39 East, less the east 25' thereof. AND: PARCEL "B": The north 285' of the south 335' of the east ½ of the south ¾ of the west ½ of the east ½ of Section 16, Township 54 South, Range 39 East, less the east 25' thereof.

LOCATION: The Northwest corner of S.W. 149 Avenue & S.W. 42 Street (Bird Road), Miami-Dade County, Florida.

SIZE OF PROPERTY: 10.79 Acres

BU-1A (Business – Limited)

RU-3M (Minimum Apartment House 12.9 units/net acre)